

A map of Annapolis, Maryland, overlaid with various colored land use zones. The zones include residential areas in shades of brown and tan, commercial areas in purple and pink, industrial areas in yellow and orange, and parks or open spaces in green. Major roads like MD-2N, MD-50, and US-301 are visible. Water bodies like the Chesapeake Bay and various creeks are also shown. The map is semi-transparent, allowing the underlying street and geographic details to be seen.

COMPREHENSIVE PLAN UPDATE / LAND USE APPROACH

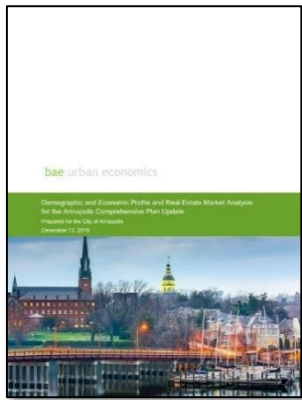
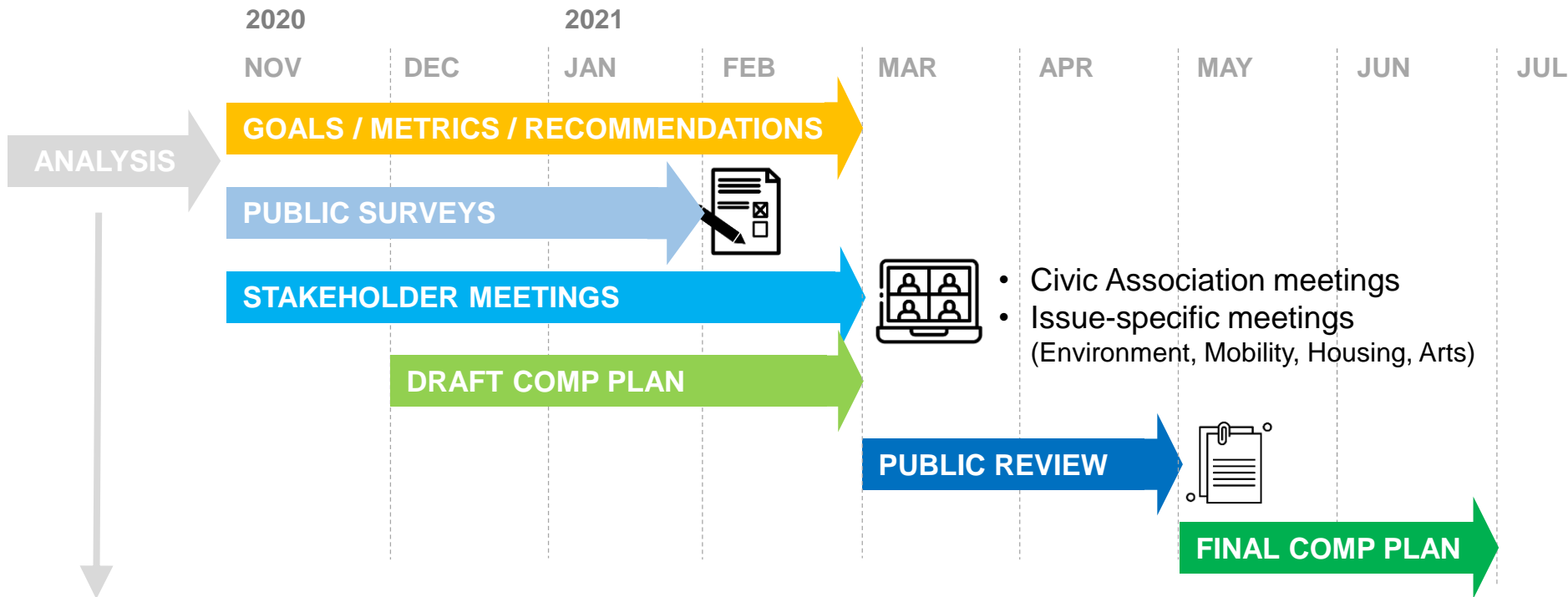
January 7, 2021

Annapolis Ahead

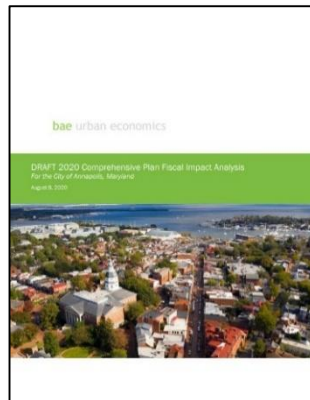
ANNAPOLIS COMPREHENSIVE PLAN 2020

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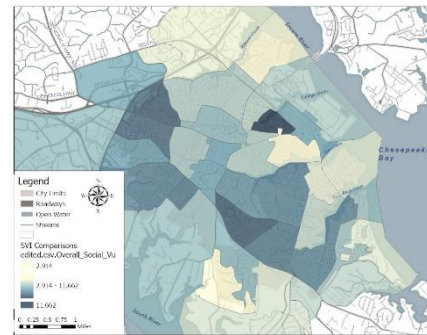
TIMELINE



Demographic and Economic Profile and Real Estate Market Analysis for the Annapolis Comprehensive Plan Update



Comprehensive Plan Fiscal Impact Analysis



Social Vulnerability Index



West Annapolis Master Plan

COMPREHENSIVE PLANS IN MARYLAND



DEMOGRAPHICS



TRANSPORTATION



LAND USE



COMMUNITY FACILITIES



MUNICIPAL GROWTH

Created by Vectoristan
from Noun Project



SENSITIVE AREAS



HOUSING



WATER RESOURCES



ARTS & CULTURE *

GUIDING PRINCIPLES



EQUITY

How can we ensure that all Annapolitans have equitable access to our public amenities?



HEALTH

How can we ensure that our health is improved by our surrounding environment ?



RESILIENCE

How can we better prepare for, respond to, and adapt to more frequent turbulent events?

THRIVING CITY

- Housing Affordability
- Enhanced Neighborhood Character
- Inclusive Economic Growth
- Compact and Connected Development
- Improved Health Outcomes

FUNCTIONAL CITY

- Bicycle and Pedestrian Connectivity
- Access to Community Services
- Enhanced public realm
- Equitable Access to the Waterfront
- Robust creative economy

ADAPTIVE CITY

- Preserved and restored environmental assets
- Minimized carbon footprint
- Improved water quality
- Adaptation to increased flooding and heat impacts
- Strengthened and diversified economic drivers

VISION FRAMEWORK

THRIVING CITY

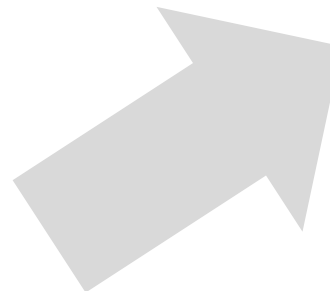
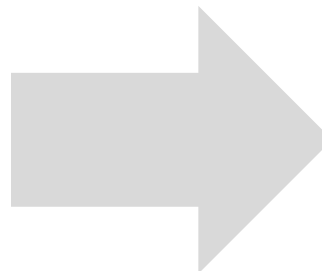
1. Demographics
2. Land Use
3. Municipal Growth
4. Housing

FUNCTIONAL CITY

5. Transportation
6. Community Facilities
7. Arts & Culture

ADAPTIVE CITY

8. Sensitive Areas
9. Water Resources

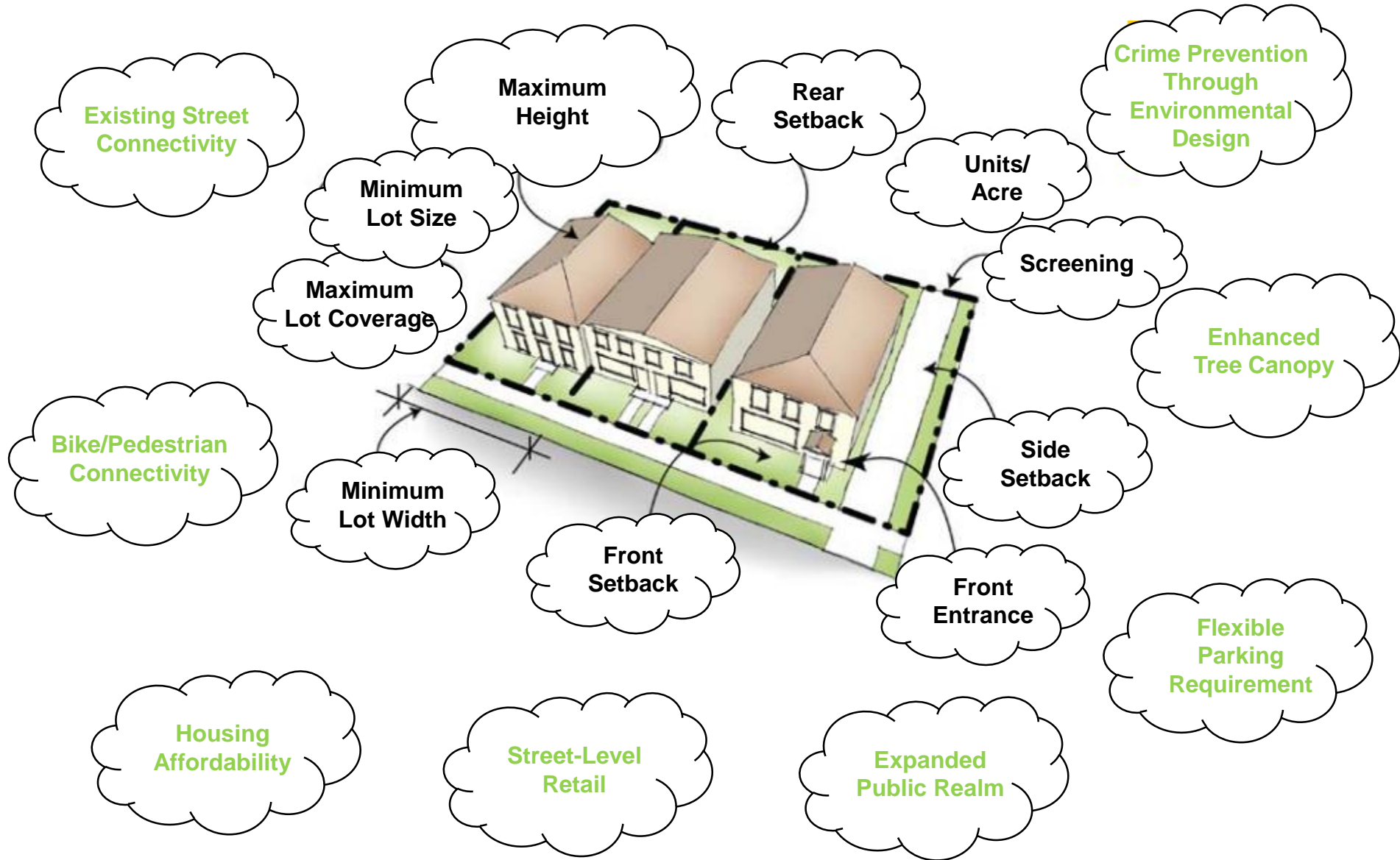


GOALS

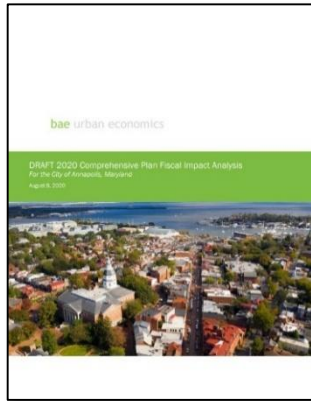
METRICS

RECOMMENDATIONS

VALUING LAND USE



VALUING LAND USE



*Comprehensive Plan
Fiscal Impact Analysis*

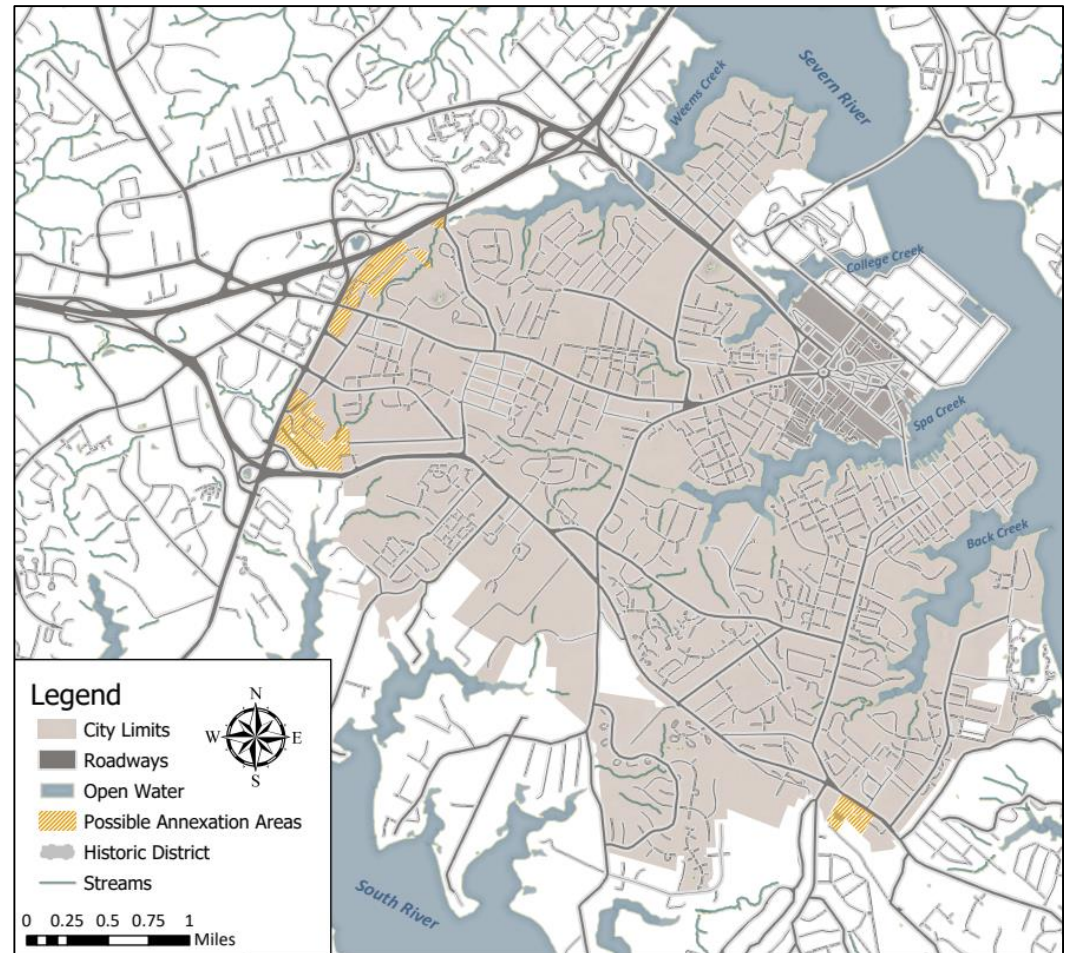
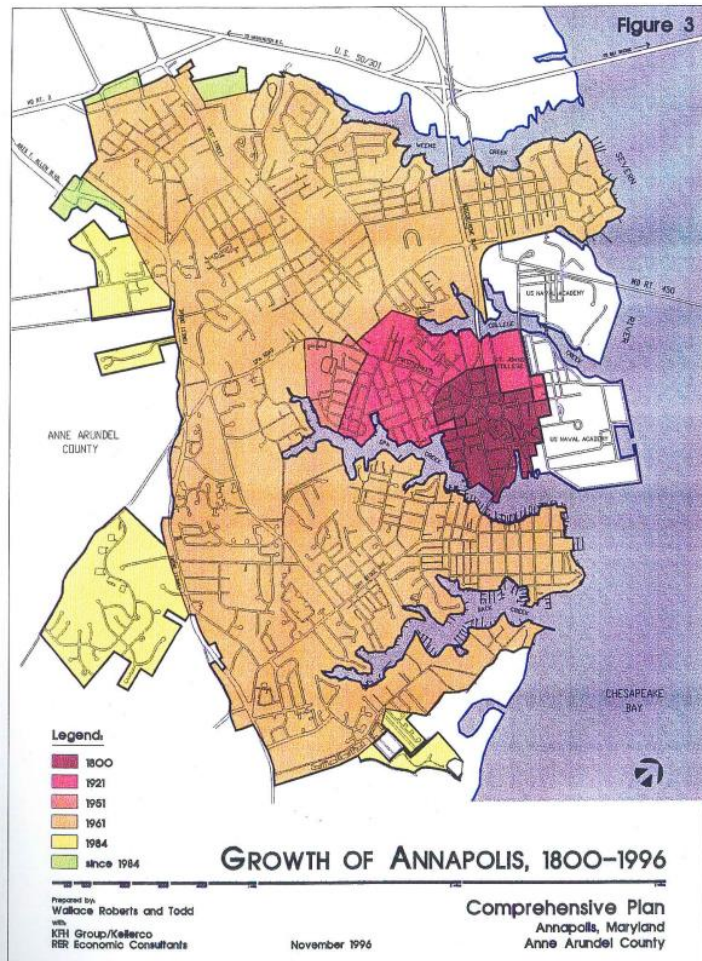
Figure 1: Fiscal Impact of New Growth, 2020-2040



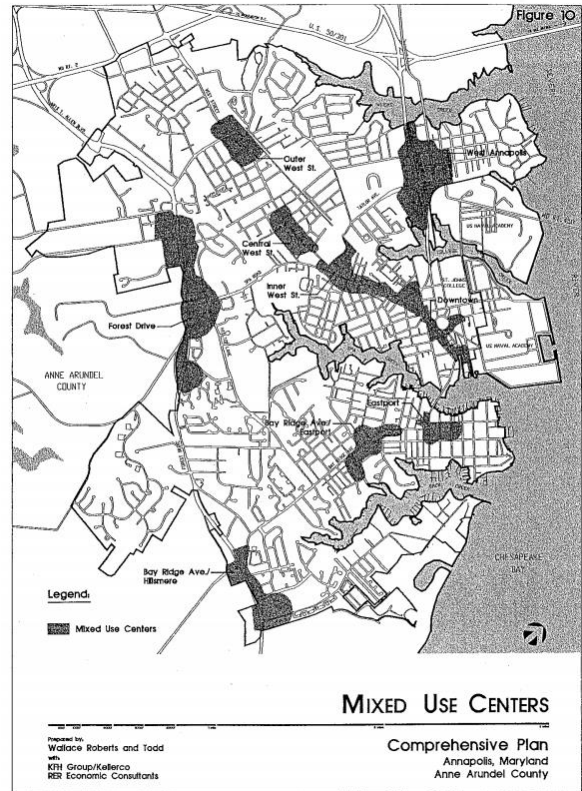
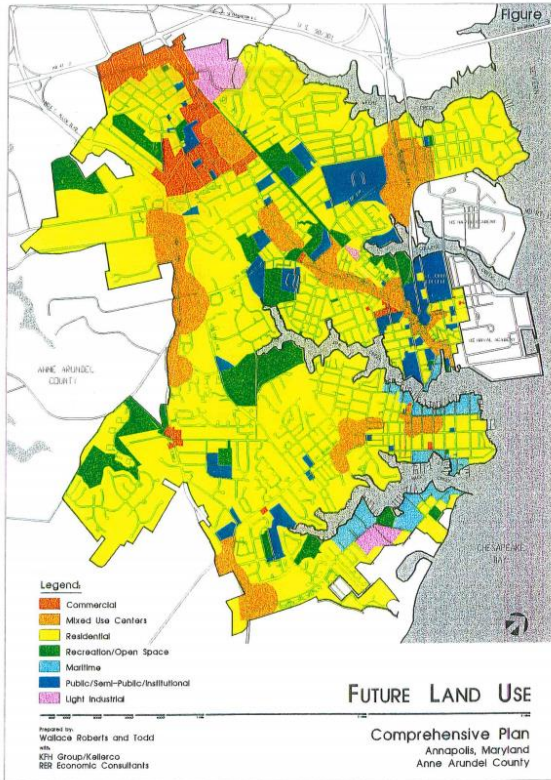
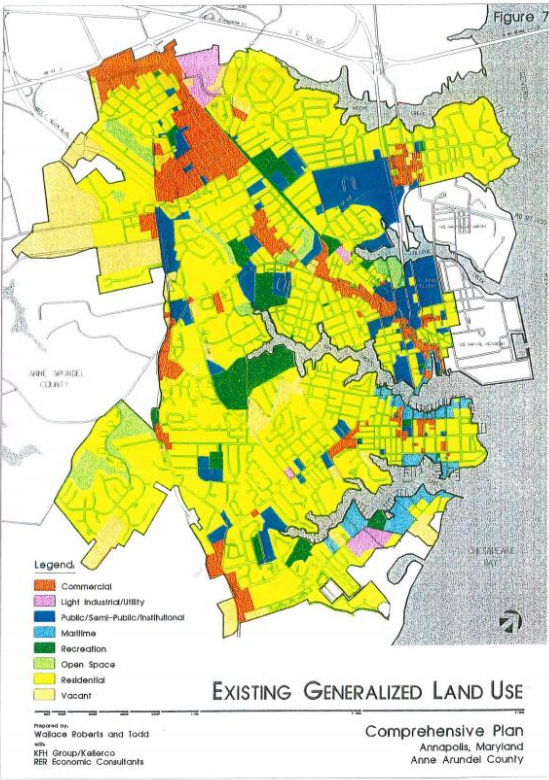
Source: BAE, 2020

This relatively marginal impact is owed to the largely residential development program assumed in the comprehensive plan. Job growth over the over the next 20 years is projected to be 82 in total, which is a small overall percentage of the increase in the service population, meaning that growth in residents is driving demand for services. Not only this, but also despite the relatively small increase in nonresidential development projected, this development accounts for 16 percent of the increase in property tax revenues. Therefore, residential development is about fiscally neutral, or potentially an overall cost to the City by 2040 based on the level of service provided in 2020, and new nonresidential development is critical to ensuring fiscal sustainability.

CONVENTIONAL GROWTH



1998 COMPREHENSIVE PLAN



2009 COMPREHENSIVE PLAN

Annapolis Comprehensive Plan
Chapter 3 - Land Use and Economic Development

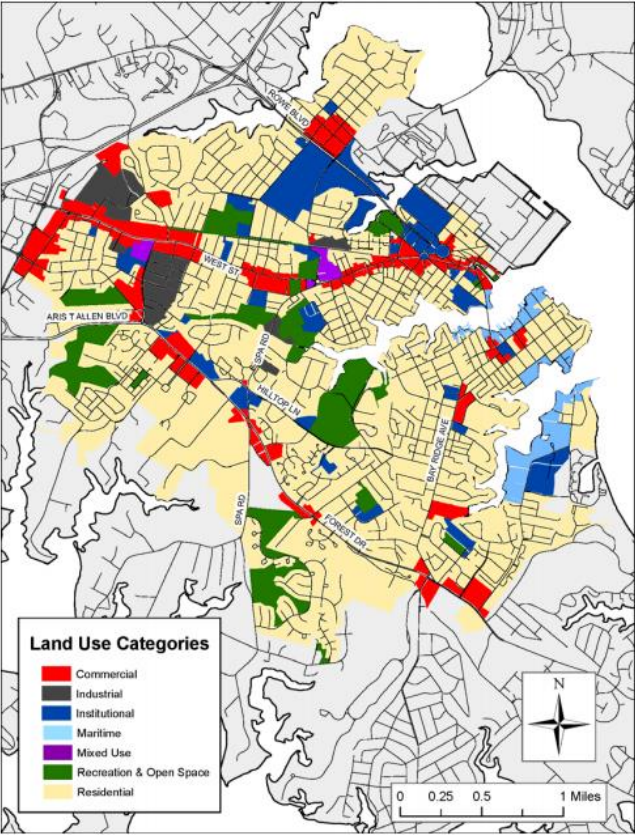


Figure 3-2 Generalized Existing Land Use Map

Annapolis Comprehensive Plan
Chapter 3 - Land Use and Economic Development

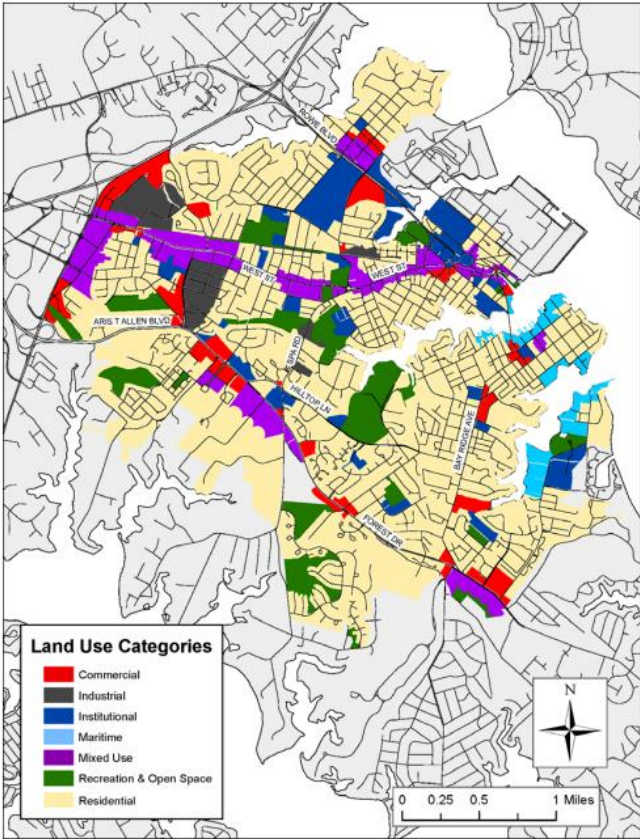
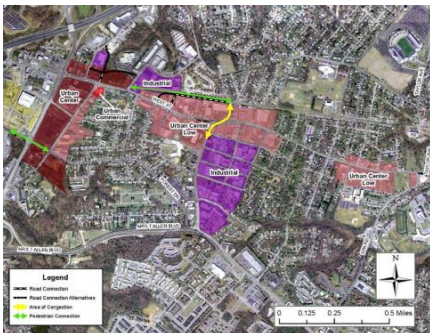


Figure 3-3 Generalized Proposed Land Use Map



"SMART MATH OF MIXED-USE"



**ASHEVILLE
WALMART**



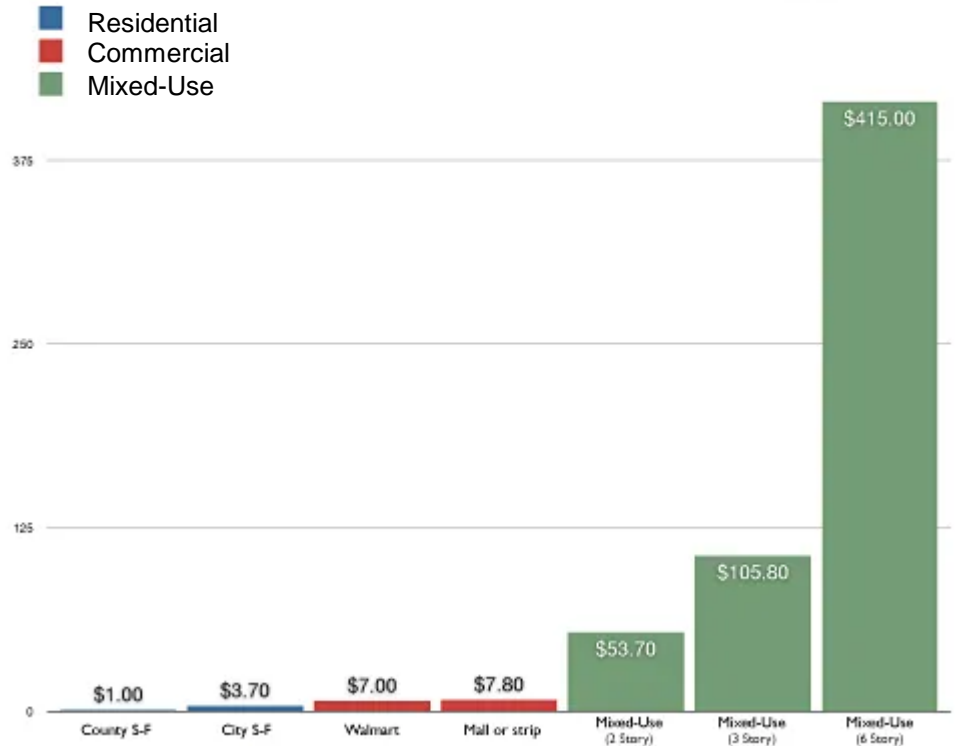
**DOWNTOWN
MIXED-USE**

Land Consumed (acres):	34.0	00.2
Total Property Taxes per Acre:	\$6,500	\$634,000
Retail Taxes* per Acre to City:	\$47,500	\$ 83,600
Residents per Acre:	0.0	90.0
Jobs per Acre:	5.9	73.7

*Estimated from public reports of annual sales per sq.ft..

County Property Taxes/Acre

Ratio Difference of 15 City Sample Set



Average county property tax/acre ratio across sample set of 15 different cities from Montana to Florida.

“SMART MATH OF MIXED-USE”

Fiscal Benefits of Infill/Mixed-Use Development

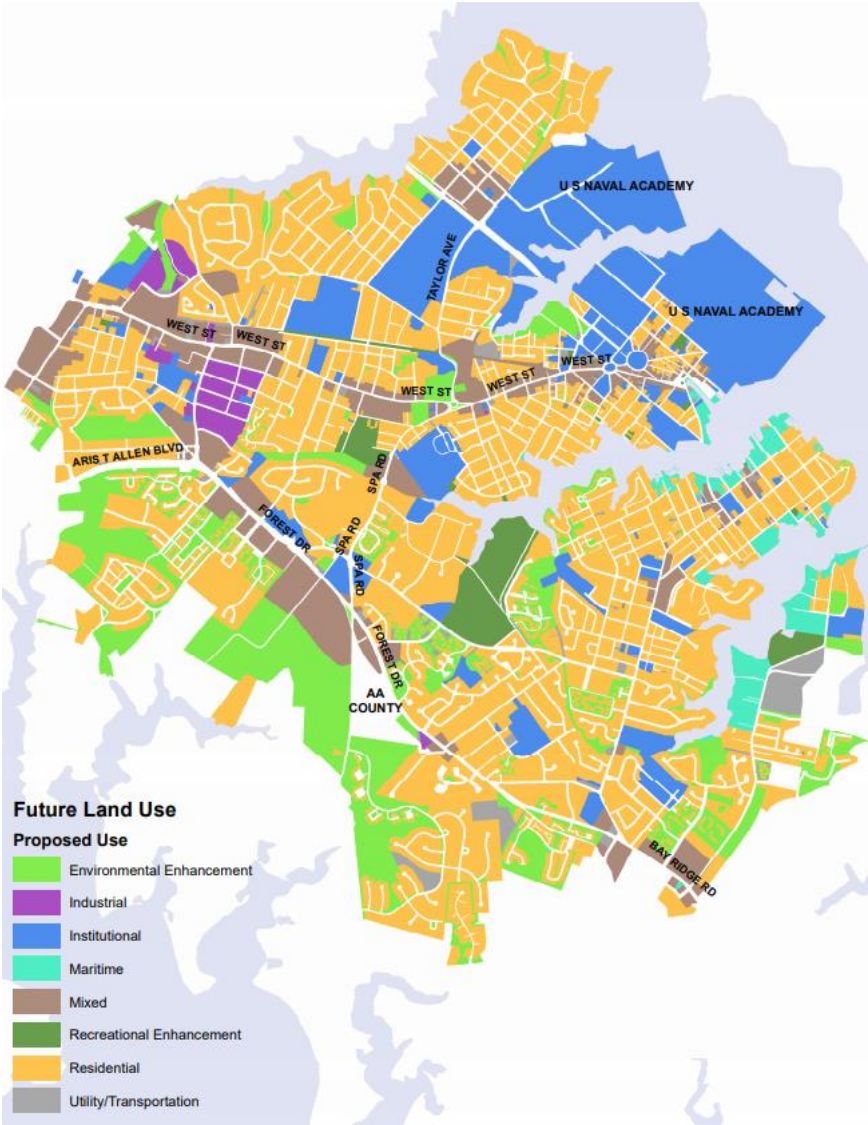
- Denser residential development tends to have fewer people per unit, and thus fewer costs per household, and ultimately fewer costs to the City
- Nonresidential development performs better fiscally than residential development, so fiscal surplus from nonresidential development can offset the costs of residential development
- There are typically fewer capital costs associated with infill development because there is less need for new infrastructure

OBSERVATIONS & OPPORTUNITIES

Within this approach we have an opportunity to:

- **simplify the process**
- **improve community confidence**
- **provide greater predictability**
- **more strategically leverage private development**
- **better coordinate diverse interests – environmental, economic, mobility, etc.**
- **provide for more housing options**
- **locate retail and everyday services closer to home**
- **improve connectivity**
- **establish clear goals and implementation steps**

MOVING TO MIXED-USE



PERFORMANCE-BASED APPROACH

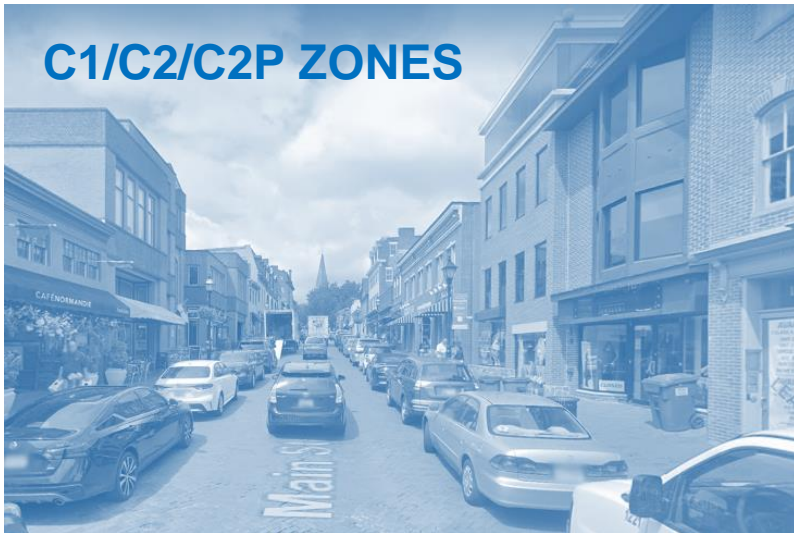
MX ZONE



BCE ZONE



C1/C2/C2P ZONES



R3-NC/NC2



PERFORMANCE-BASED APPROACH

From a precedent project by Stantec:

The boundaries around the activity centers were determined based on an assessment of criteria that evaluated the likelihood and time horizon for redevelopment of parcels. Preference was given to include parcels that met the following criteria:

- **Assessed value/acquisition cost** –sites with lower property values, which make mixed-use redevelopment more feasible.
- **Parcel size** – because parcels need to be large enough to accommodate a redevelopment project, small parcels with potential to be assembled with adjacent parcels were favored.
- **Ease of assembly** – parcels that could be combined to create a larger, more significant redevelopment site.
- **Consolidated ownership** – parcels under a single owner, or a parcel that is part of a large area with few owners.
- **Owner motivation** –parcels where a developer-owner and/or an owner has demonstrated interest in actively exploring redevelopment opportunities.
- **Catalytic value** – the parcel location is particularly strategic (e.g. near BRT station) and/or has potential for dramatic public benefit through redevelopment.
- **Sustainability value** – the parcel presented opportunities to also addresses environmental issues such as flooding or contamination.
- **Employment value** – parcel redevelopment would displace relatively few jobs and/or bring more jobs to the area.
- **Character value** – current buildings or uses contribute little to the “authentic” character of the corridor (e.g. a row of fast-food chains).
- **Land use synergy** – the current land uses are not synergistic with the long-term vision.

MIXED USE AS APPLIED – a refined approach for the next 20 years

1. Existing Site Composition Types

Such as:

Suburban Neighborhood Commercial,
Large Parking Field

- one-story, single use
- low walkability
- no amenity space
- high negative impact to water quality
- low landscape value
- incompatible with the unique historic Annapolis character

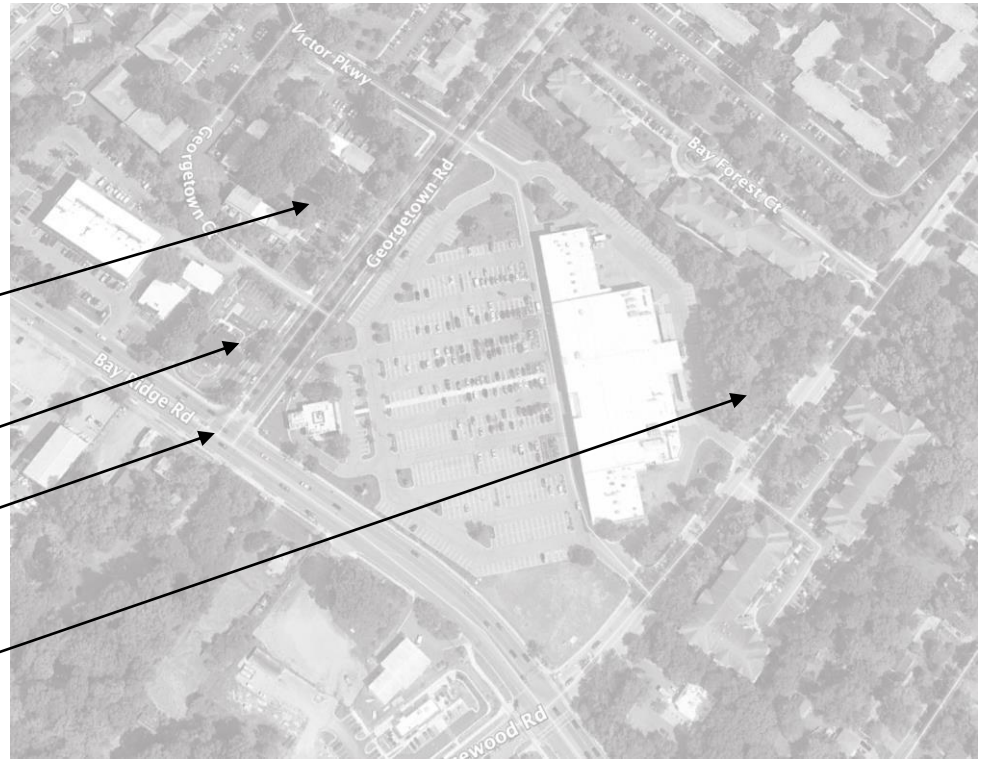


MIXED USE AS APPLIED – a refined approach for the next 20 years

2. Context Drivers

Elements of the existing neighborhood that should shape the character of planned redevelopment

- the proximity, type and density of nearby housing
- use of adjoining lots,
- Scale, configuration and function of local streets,
- the overall landscape quality



MIXED USE AS APPLIED – a refined approach for the next 20 years

3. Mixed-Use Performance Goals

Theme:

Thriving City

Functional City

Adaptive City

Performance
Goal:

Enhanced Neighborhood
Character

Improved Bicycle and
Pedestrian Connectivity

Improved Water
Quality

**Performance
Metric:**

- *Architecture (scale, mass, design) that harmonizes with residential neighborhood*
- *Street trees and landscaping that harmonizes with surroundings development*

- *New sidewalks to connect with existing or planned sidewalks*
- *New bicycle parking and bike lanes on local street*

- *Minimum X% of site in tree canopy*
- *Reduce Impervious Surface Area*

MIXED USE AS APPLIED – a refined approach for the next 20 years

4. Constraints to Achieving the Mixed-Use Goals

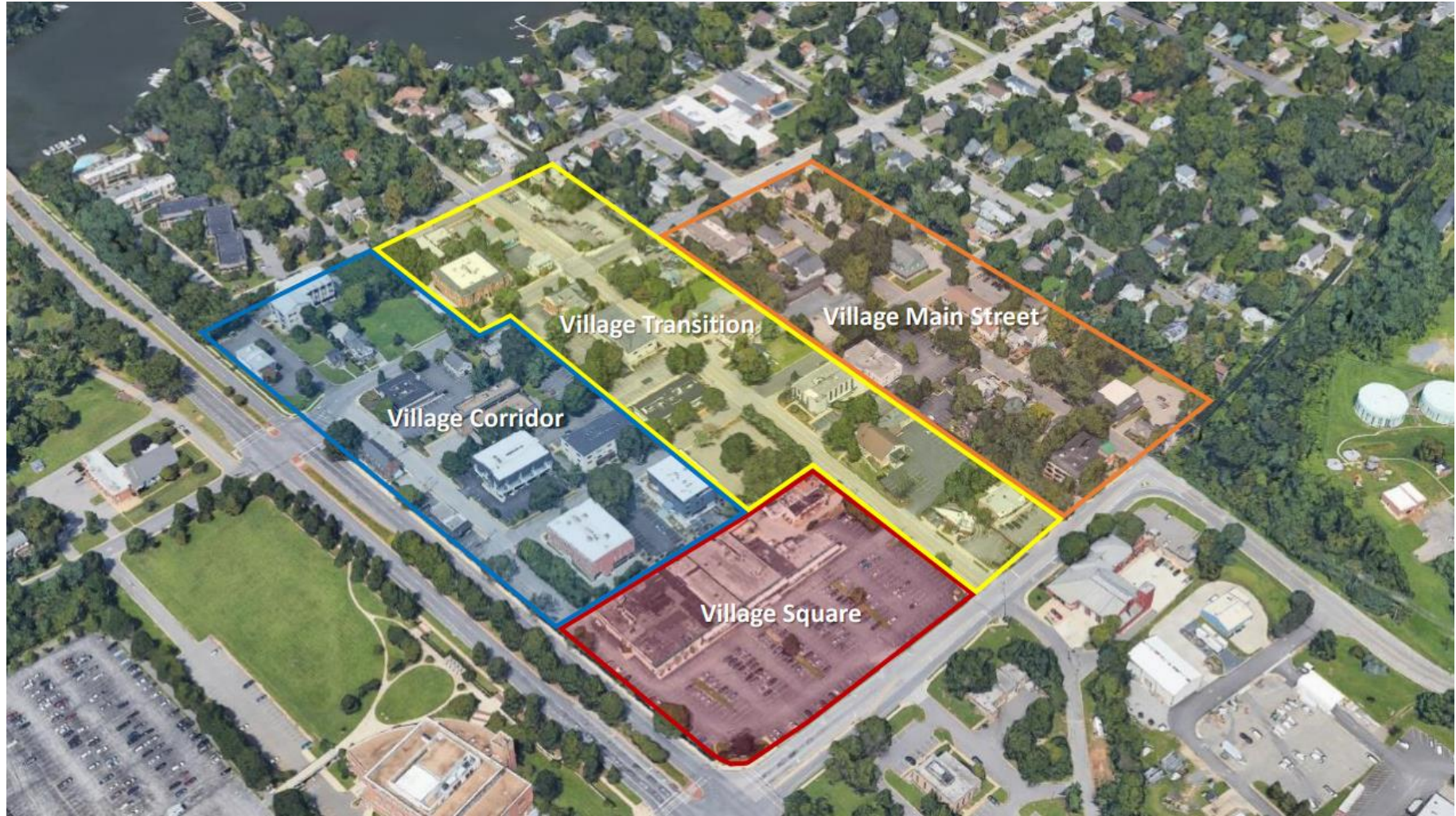
- The B-2 zone and its allowable 2.0 FAR, in combination with there being no maximum height for buildings, allows for buildings that far exceed the scale of adjoining residential uses.
- With such a large site, the potential exists for a redevelopment that is out of scale and character with the neighborhood.
- The B-2 zoning requires that housing only be permitted if above street level commercial which reduces the ability to deliver housing that “extends the neighborhood into the site” and this promote compatibility.
- The Planned Development regulations, which may be used for redevelopment, would allow for multiple housing types, but building heights and densities may not harmonize well with the neighborhood.

5. Recommendation





Create a Mixed-Use standard for the Site Composition Type (in this case, the Suburban Neighborhood Commercial, Large Parking Field)

- Reduce the allowable FAR
- Establish a maximum building height (perhaps 3 to 4 stories)
- Allow housing other than just apartments over commercial storefront
- Require a community amenity / open space

WEST ANNAPOLIS MASTER PLAN



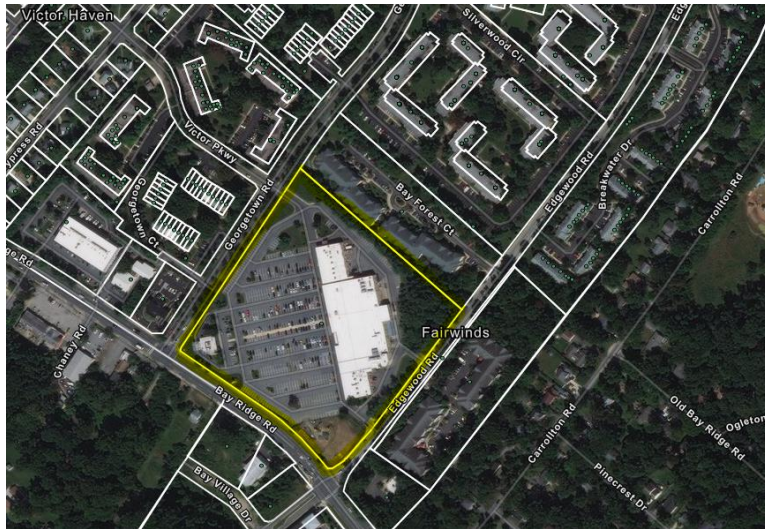
WEST ANNAPOLIS MASTER PLAN

	Land Use	Parking	Streetscape	Open Space
Village Main Street 	Maintain existing land use diversity—potentially leading to additional housing choice (ADUs) above commercial uses	In addition to on-street parking allowances, the district can benefit from access to structured parking	A holistic streetscape plan designed for pedestrians and outdoor dining will create additional opportunity to enliven the street	Integrating public open space along Annapolis Street will allow for additional programmed events and outdoor amenity for the neighborhood
Village Transition 	Provides a range of housing and retail oriented toward Ridgely Ave—allowing a stepdown of density adjacent to Annapolis Street	Access to structured parking will allow for a broader range of housing and retail options	Redevelopment opportunities can augment and enhance the public realm—prioritize improvements along Giddings Avenue as a “shared street” and event space	Proximity to new open space in adjacent district(s) will provide additional amenity for residents and businesses
Village Corridor 	Allow a balance office, residential, and retail uses—some with an orientation toward Rowe Boulevard	Parking should be located at the rear of buildings to allow an enhanced streetscape—access to structured parking can alleviate need for podium parking	The Rowe Boulevard streetscape should serve as a pedestrian-friendly community gateway, taking cues from existing context	The Rowe Boulevard streetscape can accommodate a multi-use trail to augment overall open space amenities
Village Square 	Allow a broad range of commercial and residential uses to support amenities	Prime location for structured parking in conjunction with redevelopment	New roads will accommodate pedestrian-friendly streetscape and outdoor dining	Redevelopment will allow for a neighborhood park surrounded by a mix of uses

FISCAL IMPACT ANALYSIS FOR INDIVIDUAL SITES

- A Fiscal impact analysis of individual sites measures the costs associated with redevelopment against the revenue potential of redevelopment
 - $\text{Revenues} - (\text{Operating Costs} + \text{Capital Costs}) = \text{Fiscal Impact of Redevelopment}$
- Operating costs are estimated using the FY21 budget and based on the number of new residential units and the amount of new nonresidential development
- Capital costs to the city will be determined based on discussions with Police, Fire, and Public Works. Discussion will focus on:
 - Understanding the APFO needs for each site
 - Estimating the city's share of costs to make required upgrades to meet APFO
- Revenues are also estimated based on the number of new residential units and the amount of new nonresidential development

FISCAL IMPACT ANALYSIS – Bay Ridge Site



Size: 11.7 ac

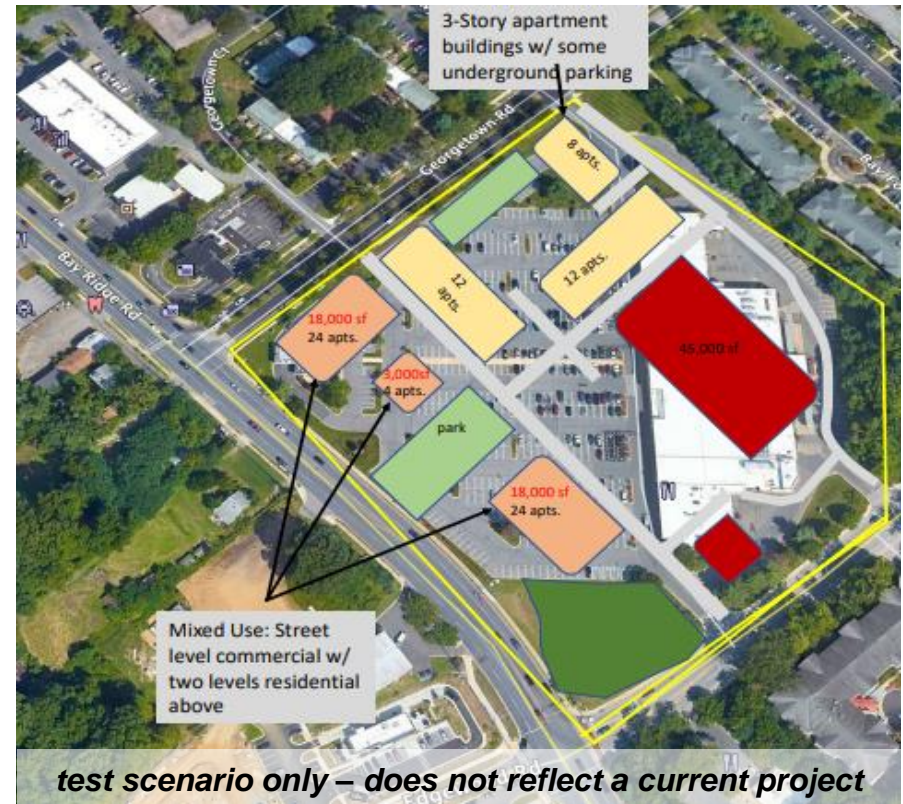
Current Floor Area: 74,400 sf

Current Use: Commercial

Current Character: Neighborhood center, suburban, large parking lot

Zoning: B2

Permitted Intensity: 2.0 FAR



Goal/Purpose: Essential community shopping and services, neighborhood park amenity, and new housing options

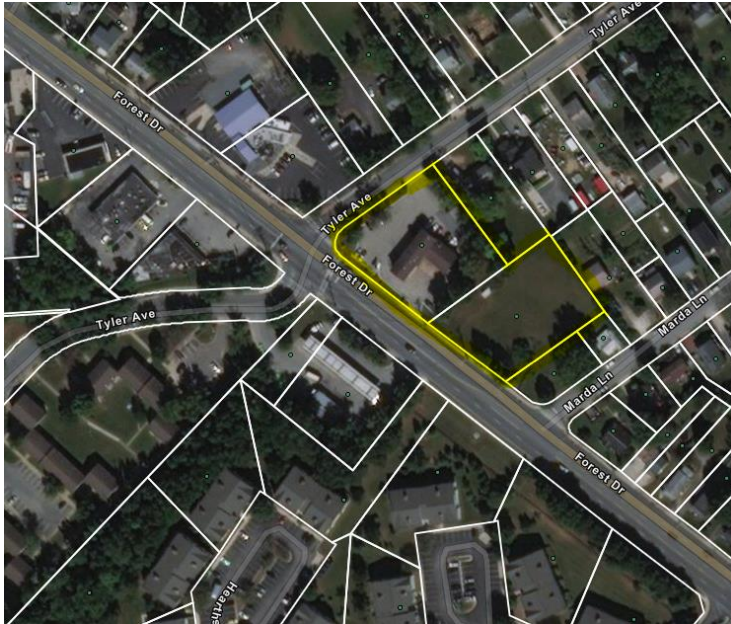
Commercial Sqft: 84,000 sf

Residential Units: 92

Character: Neighborhood / Village Center commercial with strong open space/park amenity, apartment plus mixed housing 2-3 stories

Zoning: MX – N (Neighborhood Mixed-Use)

FISCAL IMPACT ANALYSIS – Forest Drive Site



Size: 1.65 ac

Current Floor Area: 3,385 sf

Current Use: Commercial and Vacant

Current Character: Stand alone highway oriented commercial

Zoning: B2

Permitted Intensity: 2.0 FAR



Goal/Purpose: Develop at urban intensity, making most effective use of available commercial land to foster convenient access to needed commercial services. Help create a central node of commercial use at major intersection on Forest Drive.

Commercial Sqft: 13,400 sf (1 FL) / 37,400 (3 FL)

Residential Units: Variable

Character: In combination with other commercial parcels, a center for convenience, buffered from adjoining residential uses

Zoning: B2 or MX

FISCAL IMPACT ANALYSIS – Site Development Programs

<u>Tyler Ave/Forest Dr</u>	<u>New Units</u>	<u>New Residents (a)</u>	<u>New Jobs (b)</u>
Residential Units	16	34	
Single-Family	0	0	-
Townhome	0	0	-
Condo	0	0	-
Multifamily Rental	16	34	-
Non-Residential (SF)	0		34
Commercial	13,400	-	34
Office	0	-	0
Light Industrial	0	-	0
Increased Service Population (c)			51

<u>Bay Ridge</u>	<u>New Units</u>	<u>New Residents (a)</u>	<u>New Jobs (b)</u>
Residential Units	0	194	
Single-Family	0	0	-
Townhome	0	0	-
Condo	0	0	-
Multifamily Rental	92	194	-
Non-Residential (SF)	84,000		210
Commercial	84,000	-	210
Office	0	-	0
Light Industrial	0	-	0
Increased Service Population (c)			299

Notes:

(a) The number of new residents is based on the number of units multiplied by the corresponding estimated average households size for occupied units by unit type:

Single Family, attached or detached: 2.69

Multifamily (2+ units): 2.11

(b) The number of new employees is estimated using based on the following assumptions of square feet per employee by land use:

Commercial: 400

Business Park: 250

Light Industrial: 450

(c) Service population is defined as the population plus one-half of jobs

- Growth-related costs of development are calculated by converting the number of new units/square footage into an estimate of new residents and jobs.
- We then figure out the new costs based on the current cost per resident/job

FISCAL IMPACT ANALYSIS – Example of Operating Costs

Departmental Expenditures	FY 2021 Adopted	% Variable	Variable Expenditures
Salaries and Benefits	\$ 3,797,300	100%	\$ 3,797,300
Contractual Services	\$ 170,700	100%	\$ 170,700
Supplies and Other	\$ 290,650	100%	\$ 290,650
Capital Outlay	\$ -	100%	\$ -
Total	\$ 4,258,650	100%	\$ 4,258,650

Average Cost per Service Population	\$78
Average Cost per Resident	\$78
Average Cost per Job	\$39

	Chinquapin	Tyler Ave/ Forest Dr	Bay Ridge
Increased Service Population	0	51	299
Increased Residents	0	34	194
Increased Jobs	0	34	210

Growth-related Expenditures	\$ -	\$ 3,929	\$ 23,266
Residential Portion	\$ -	\$ 2,626	\$ 15,099
Nonresidential Portion	\$ -	\$ 1,303	\$ 8,167

Notes:

(a) Service Population is defined as the residential population plus 1/2 of jobs:

Household Population (2020)	39,382
Jobs (2020)	30,733
Service Population (Residents +1/2 Jobs)	54,749

- Total FY21 Budget is divided by the existing Service Population for an average cost
- Each new resident costs the average cost, while each new job costs half the average cost
- The respective average costs are multiplied by the increase in residents and/or jobs for a total growth-related cost
- The increased number of residents/jobs per site is based on the number of new residential units and/or square footage of nonresidential development

FISCAL IMPACT ANALYSIS – Example of Revenue Calculations

Bay Ridge

Assessed Value of New Residential Development	\$ 18,553,011
Assessed Value of New Nonresidential Development	\$ 35,750,400
Assessed Value of Existing Development	\$ (13,630,900)
Assessed Value of Total New Development	\$ 40,672,511
Property Tax (per \$100 of assessed value)	\$ 0.7380
Annual Property Tax Revenue at Plan Buildout	\$ 300,163
Residential Portion	\$ 136,921
Nonresidential Portion	\$ 263,838

Tyler Ave/Forest Dr

Assessed Value of New Residential Development	\$ 3,226,611
Assessed Value of New Nonresidential Development	\$ 5,703,040
Assessed Value of Existing Development	\$ (1,366,100)
Assessed Value of Total New Development	\$ 7,563,551
Property Tax (per \$100 of assessed value)	\$ 0.7380
Annual Property Tax Revenue at Plan Buildout	\$ 55,819
Residential Portion	\$ 23,812
Nonresidential Portion	\$ 42,088

- The assessed value of new development is higher than the assessed value of existing development at both sites
- Assessed value of new development based on assumptions about sale price, rents, and capitalization rates
- Other revenues projected include income tax (of new residents), personal property tax (associated with new jobs), and miscellaneous sources such as fees and fines.

FISCAL IMPACT ANALYSIS – Net Fiscal Impact

Summary of Revenues	Tyler Ave/ Forest Dr	Bay Ridge
Property Tax	\$55,819	\$300,163
Residential Portion	\$23,812	\$136,921
Nonresidential Portion	\$42,088	\$263,838
Personal Property Tax	\$2,654	\$16,638
Residential Portion	\$0	\$0
Nonresidential Portion	\$2,654	\$16,638
Income Tax	\$5,576	\$32,065
Residential Portion	\$5,576	\$32,065
Nonresidential Portion	\$0	\$0
Other Revenues	\$7,755	\$45,922
Residential Portion	\$5,183	\$29,802
Nonresidential Portion	\$2,572	\$16,121
Total	\$71,804	\$394,789
Residential Portion	\$34,572	\$198,788
Nonresidential Portion	\$47,314	\$296,597

Net Fiscal	Tyler Ave/ Forest Dr	Bay Ridge
Revenues	\$71,804	\$394,789
Residential Portion	\$34,572	\$198,788
Nonresidential Portion	\$47,314	\$296,597
Operating Costs	(\$59,145)	(\$350,258)
Residential Portion	(\$39,531)	(\$227,302)
Nonresidential Portion	(\$19,614)	(\$122,956)
Capital Costs		
Residential Portion		
Nonresidential Portion		
Total	\$12,659	\$44,531
Residential Portion	(\$4,959)	(\$28,515)
Nonresidential Portion	\$27,700	\$173,641

Summary of Expenditures	Tyler Ave/ Forest Dr	Bay Ridge
City Council, Mayor, etc.	\$0	\$0
Residential Portion	\$0	\$0
Nonresidential Portion	\$0	\$0
Finance	(\$2,268)	(\$13,429)
Residential Portion	(\$1,516)	(\$8,715)
Nonresidential Portion	(\$752)	(\$4,714)
HR, IT, etc.	(\$1,900)	(\$11,254)
Residential Portion	(\$1,270)	(\$7,304)
Nonresidential Portion	(\$630)	(\$3,951)
Planning and Zoning	(\$3,929)	(\$23,266)
Residential Portion	(\$2,626)	(\$15,099)
Nonresidential Portion	(\$1,303)	(\$8,167)
Public Works	(\$7,607)	(\$45,051)
Residential Portion	(\$5,085)	(\$29,236)
Nonresidential Portion	(\$2,523)	(\$15,815)
Parks	(\$4,596)	(\$27,217)
Residential Portion	(\$3,072)	(\$17,663)
Nonresidential Portion	(\$1,524)	(\$9,554)
Police	(\$19,818)	(\$117,360)
Residential Portion	(\$13,245)	(\$76,161)
Nonresidential Portion	(\$6,572)	(\$41,198)
Fire	(\$18,594)	(\$110,112)
Residential Portion	(\$12,427)	(\$71,458)
Nonresidential Portion	(\$6,166)	(\$38,654)
Emergency Management	(\$434)	(\$2,568)
Residential Portion	(\$290)	(\$1,667)
Nonresidential Portion	(\$144)	(\$902)
Total	(\$59,145)	(\$350,258)
Residential Portion	(\$39,531)	(\$227,302)
Nonresidential Portion	(\$19,614)	(\$122,956)

- Police and Fire operating costs here are based on the FY21 budget, although this overstates the growth-related impact to public safety. These will be projected based on pending discussions with the Police and Fire departments.
- Capital costs will be determined based on pending discussion with Police, Fire, and Public Works

MIXED USE AS APPLIED – a refined approach for the next 20 years

Potential Redevelopment Outcome



This



Not This



AND This



AND **Not This**

